

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JAMES E. KANDUL, SP 2012-LE-008 Appl. under Sect(s). 8-922 and 8-923 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 22.5 ft. from front lot line of a corner lot and to permit fence greater than 4.0 ft. in height to remain in a front yard. Located at 6218 Blossom Ln., Alexandria, 22310, on approx. 17,650 sq. ft. of land zoned R-3. Lee District. Tax Map 82-3 ((13)) 44. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 25, 2012; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. The application meets all of the submission requirements set forth in Sect. 8-922.
3. Staff recommends approval.
4. Staff's rationale is adopted.
5. The applicant has indicated he understands and concurs with the development conditions.
6. The Board received several letters of support.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (approximately 1,787 square feet) of additions, as shown on the plat prepared and sealed by Tom Nyein, Architect, dated February 4, 2012, as revised through March 23, 2012, submitted with this application and is not transferable to other land.

3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,200 square feet existing + 3,300 square feet (150%) = 5,500 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Hammack seconded the motion, which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

A Copy Teste:

K.A. Knoth
Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

ACKNOWLEDGEMENT

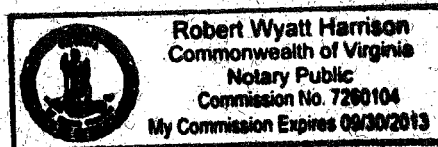
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 2 day of May, 2012.

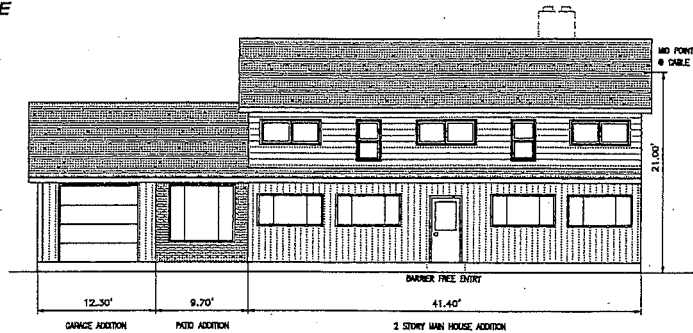
Robert Wyatt Harrison
Notary Public

My commission expires:

9-30-2013



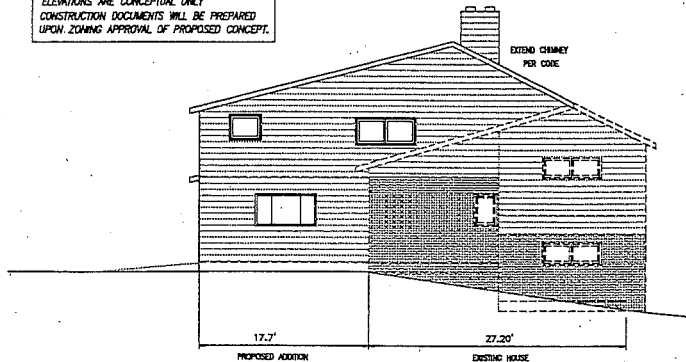
ADDITION 22.5 FEET FROM FRONT LOT LINE



EAST FRONT ELEVATION

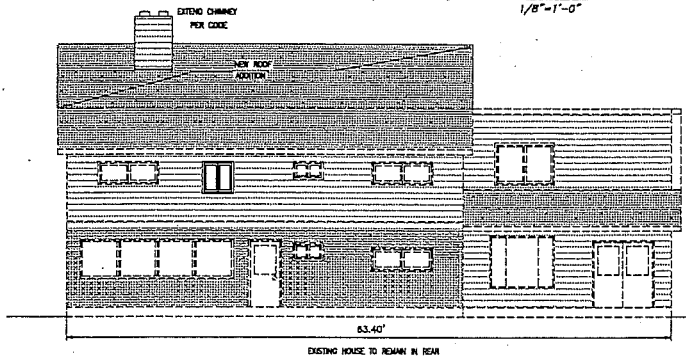
1/8"=1'-0"

NOTE:
ELEVATIONS ARE CONCEPTUAL ONLY.
CONSTRUCTION DOCUMENTS WILL BE PREPARED
UPON ZONING APPROVAL OF PROPOSED CONCEPT.



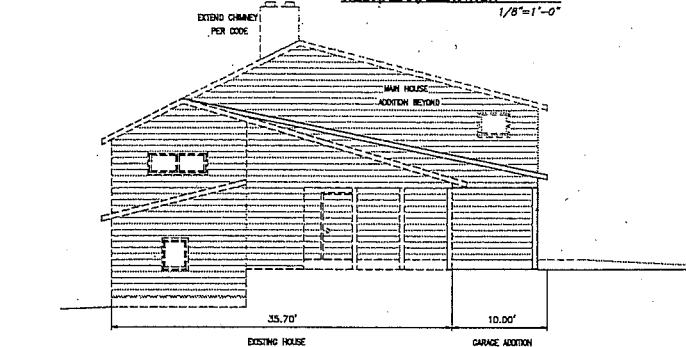
NORTH RIGHT SIDE ELEVATION

1/8"=1'-0"



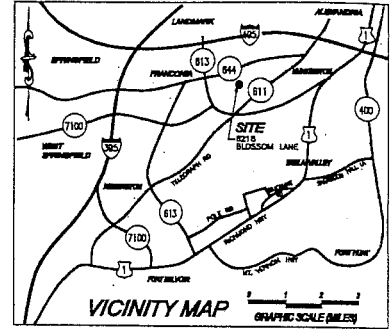
WEST REAR ELEVATION

1/8"=1'-0"



SOUTH (LEFT) SIDE ELEVATION

1/8"=1'-0"

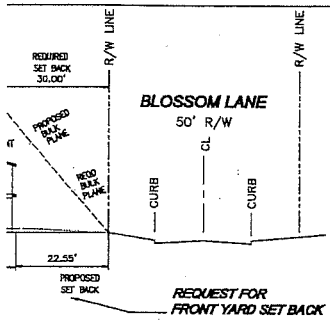
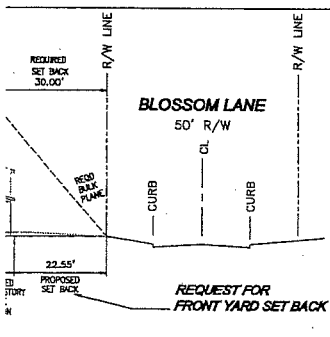


PROPERTY INFORMATION

OWNER: Lynda L. & James E. Kandul
 MAILING ADDRESS: 6218 Blossom Lane
 Alexandria, VA 22310
 PHONE/EMAIL: (703)843-9731
 kandul@msn.com
 LEGAL DESCRIPTION: LOT 44, SECTION 2, ROSE HILL FARM
 STUDY GROUP: 1083
 MAP-BLOCK-LOT NUMBER: 0823-13-0044
 CENSUS TRACT/BLOCK: 2015.00/110
 DEED BOOK/PAGE: 05069/0798
 ZONED: R 3 CONVENTIONAL SUBDIVISION (RESIDENTIAL 30U/AC)
 LAND AREA: 17,650 SF (0.4052 AC.)

SURVEY NOTES

1. THIS PLAN IS BASED UPON A CURRENT FIELD SURVEY PERFORMED BY AS & R CONSULTANTS, IN SEPTEMBER, 2011.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR FAIRFAX COUNTY VIRGINIA, COMMUNITY PANEL NUMBER 5105000315, DATED SEPTEMBER 17, 2010, IN ZONE X.
3. THIS PLAN HAS BEEN PREPARED BASED ON AVAILABLE RECORDS, BUT WITHOUT THE BENEFIT OF A TITLE REPORT. PRIOR TO CONSTRUCTION, PLEASE CONTACT YOUR ATTORNEY OR TITLE COMPANY TO DETERMINE WHETHER THERE ARE ANY EASEMENTS OR RESTRICTIONS, OTHER THAN THOSE SHOWN, WHICH COULD AFFECT THE USE OF THIS PROPERTY.

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THROUGH GARAGE

BUILDING TABULATION

EXISTING USE	PROPOSED USE	GFA RATIO (PROPOSED/EXISTING)
	DWELLING	1787/2200=0.81=61%
DWELLING		
ACCESSORY		
ACCESSORY		

Architect Tom P. Nyein, AIA, NCARB, LEED AP 9806 Allenford Circle #303 Rockville, MD 20850 (703)961-2853 Fax (240)328-6808 tnyein@msn.com		03-23-12 DATE I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT IN THE COMMONWEALTH OF VIRGINIA, LICENSE NUMBER 010136, EXPIRATION DATE 12/31/2013.		COMMONWEALTH OF VIRGINIA TOM P. NYEIN Lic. No. 010136 ARCHITECT		Scale: AS NOTED Designed: TPN Drawn: TPN Checked: TPN Issue Date: 02-04-12 Date: 03/23/12 By: TN		SPECIAL PERMIT PLAT KANDUL RESIDENCE LOT 44 SECTION 2 ROSE HILL FARM TAX MAP# 0823-13-0044 LEE DISTRICT, FAIRFAX COUNTY 6218 BLOSSOM LANE, ALEXANDRIA, VA 22310		Proj. No. 11-08 Draw. No. SP-1 OF 1
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Doc	SP-1	Page No.	OF 1
Date Recd :	KANDUL RESIDENCE LOT 44 SECTION 2 ROSE HILL FARM TAX MAP# 0023-19-004 LEE DISTRICT, FAIRFAX COUNTY 6218 BLOSSOM LANE, ALEXANDRIA, VA 22310	Dwg. No.	
Modest :			
1774			